

ACTON HOUSING AUTHORITY
 BOARD OF COMMISSIONERS MEETING
 68 WINDSOR AVENUE, ACTON MA 01720
 MINUTES
 January 31, 2012

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Present: Nancy Kolb, Ken Sghia-Hughes, Dennis Sullivan and Robert Whittlesey
 Absent: Bernice Baran
 Also Present: Kelley Cronin, Al Murphy, Boxborough Housing Board and Elizabeth Hughes, Boxborough Town Planner

Mr. Whittlesey called the meeting to order at 4:00 p.m.

1. Mr. Sullivan made a motion which was seconded by Mr. Sghia-Hughes and unanimously voted in the affirmative to:

Approve the minutes of the December 13, 2011 meeting.

2. Mr. Al Murphy, Chair of the Boxborough Housing Board and Ms. Elizabeth Hughes, Planner for the Town of Boxborough, advocated for the Acton Housing Authority to keep Boxborough residents as a local preference. They referred to an agreement the Acton Housing Authority had with the Town of Boxborough to give a local preference to Boxborough residents. They did not have a copy of the agreement but stated a member of their committee remembered there being one. Ms. Cronin stated that the only agreement that she had seen between the AHA and Boxborough was a letter from Boxborough agreeing to allow Acton to manage Section 8's that live in Boxborough. She said the agreement was no longer necessary because of Fair Housing laws and the Board could change the preference if they wanted to. Both Mr. Murphy and Ms. Hughes acknowledged that Boxborough has benefited from the AHA giving local preference to Boxborough residents without providing anything in return. The AHA Board expressed concern that Boxborough residents were getting units before Acton residents on the waiting list. Mr. Murphy and Ms. Hughes said they would look into providing financial resources to support the provision of housing to Boxborough residents through the AHA.
3. The Board discussed Sachussetts Way design issues. Mass Housing Partnership has informed the AHA that they will not provide funding with the current design which includes basements. They believe it is too costly and unwise from an engineering point of view. Ms. Cronin informed the Board that she has been communicating with the development and design team to look at other alternatives. Pinck, Co. is getting a third party review of the current design and will make recommendations. Baker/Wohl has asked A.M. Fogarty to provide two cost estimates, one for the existing 90% drawings and one for a design with no basements. The Board agreed that we should go forward with a design that does not include basements and that the architect should be directed to find other storage options for the residents.

Ms. Cronin let the Board know that she was working on a contract with North Acton Treatment Plant, (NATCO). She is waiting for the final cost that NATCO is proposing the AHA pay for the increased usage and system upgrades. She hopes to have a contract to present to the Board at the next meeting.

Ms. Cronin let the Board know that after Mr. Whittlesey, Ms. Mautner and she reviewed the proposals for owner's project manager they selected Pinck and Co.

The Board discussed requesting a waiver or reduction of fees from the Town for the Sachem Way Development.

Ms. Cronin updated the Board on activities at Windsor Green. There are still some tenant complaints about the number of people from other countries living at Windsor Green. Residents are also complaining about people with disabilities who are under sixty living here. Ms. Cronin sent out a memo to all residents reminding them of the Fair Housing Laws and that the AHA takes discrimination seriously. Ms. Cronin reported that there was a wonderful resident sponsored event held at Windsor Green in celebration of the Chinese New Year in January. It was well attended by residents of all backgrounds and ages and was enjoyed by all. She also let people know she was working with English At Large on a program they may offer in the Fall.

Ms. Cronin gave the Board the end of year financials for 2010 for the DHCD mandated Board certifications. She also gave them the DHCD Public Housing Notice which states that LHA's that do not submit their certifications will not receive their subsidy.

4. Mr. Sghia-Hughes updated the Board on the Community Preservation Committee. He thinks the CPC will look favorably on the AHA's request for more development funds for Sachem Way.
5. Mr. Sghia-Hughes made a motion which was seconded by Ms. Kolb and unanimously voted in the affirmative to:

Approve the December voucher (monthly list of accounts payable) as presented.

The meeting was adjourned.

Respectfully submitted,



Kelley A. Cronin
Executive Director

Attachments continued on next page

Attachments: December 13, 2011 Minutes, AHA Chart showing number of Boxborough residents on waiting list and receiving housing, Letter to Al Murphy, Chair of the Boxborough Housing Board and Trust from Kelley Cronin dated 3/9/2011, Letter from Constructive Advisors to MHP regarding our project, E-mails and memorandum from Design and Development Team, Baker/Wohl January 30, 2012 proposed design, showing exterior, floor plans and elevations, Town of Acton Uniform Fee Policy, E-mail between Kirk Ware(NATCO), Kelley Cronin and Steve Graham with draft contract and cost for new units to connect to NATCO, Public Housing Notice 2012-01, December 31, 2010 Financial Statements and certification, Chart of how CPA funds are used for rental housing projects in surrounding communities, December Voucher, hand-out from Boxborough Affordable Housing Committee Minutes dated August 24, 1999